IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

195 STOCKPORT ROAD | TIMPERLEY

OFFERS OVER £560,000

This extended semi detached family home occupies an enviable corner plot within walking distance of Timperley village centre and highly regarded primary and secondary schools. The accommodation is superbly presented throughout and is approached via a recessed porch leading onto a welcoming entrance hall. Towards the front of the property is a sitting/dining room whilst to the rear the living room has doors leading onto the attractive gardens. The ground floor accommodation is completed by the dining kitchen fitted with a comprehensive range of cream high gloss units and with doors leading onto the side garden. To the first floor there are three bedrooms and family bathroom/WC and the loft has been converted to create a fourth bedroom. There are lawned gardens to the front, side and rear plus driveway to the rear leading to the detached garage. Viewing is highly recommended.

POSTCODE: WA15 7SF

DESCRIPTION

This traditional semi detached family home has been extended over the years to create superbly proportioned accommodation presented to a high standard and needs to be seen to be appreciated. The accommodation is approached via an enclosed porch leading onto the welcoming entrance hall. Towards the front of the property is a sitting/dining room whilst to the rear the extension has created a large living room with doors onto the rear garden and also an adjacent well proportioned dining kitchen with a comprehensive range of cream high gloss units and with doors leading to the side garden.

To the first floor there are three bedrooms serviced by the family bathroom and the loft has been converted to create a fourth bedroom.

Externally there is off road parking within the driveway to the rear which also leads to the detached garage. To the front of the property there is gated pedestrian access flanked by lawned gardens and with gates to the side. To the side there is a large patio seating area with lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun and the gardens continue to the rear.

Ideally located within the catchment area and walking distance of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with Altrincham town centre and the Metrolink station providing a commuter service into Manchester a little further distant.

A superb family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

PVCu double glazed front door. Opaque PVCu double glazed window to the side. Laminate flooring. Recessed low voltage lighting. Spindle balustrade staircase to first floor. Radiator. Understairs storage cupboard housing combination gas central heating boiler.

SITTING/DINING ROOM

13'9" x 12'1" (4.19m x 3.68m)

With a leaded effect PVCu double glazed bay window to the front. Focal point of a living flame gas fire with granite effect insert and hearth. Radiator. Picture rail. Ceiling cornice.

LIVING ROOM

22'11" x 11'5" (6.99m x 3.48m)

With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu sliding doors to the rear garden. Two radiators. Picture rail. Exposed beam ceiling. Two Velux windows to the rear. Television aerial point.

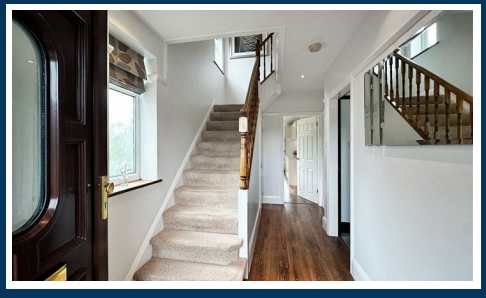
BREAKFAST KITCHEN

18'6" x 7'3" (5.64m x 2.21m)

Fitted with a comprehensive range of cream high gloss wall and units with granite work surfaces over incorporating 1 1/2 bowl sink unit. Integrated Bosch oven/grill and combination microwave oven. Bosch fridge freezer and washing machine plus Caple dishwasher. PVCu double glazed window to the rear. Recessed low voltage lighting. Laminate flooring. Radiator. PVCu double glazed double doors provide access to the westerly facing side gardens and patio.

LANDING

Opaque PVCu double glazed window to the side.



BEDROOM 1
13'8" x 11'5" (4.17m x 3.48m)
With PVCu double glazed window to the rear. Fitted wardrobes with overhead cupboards. Radiator. Television aerial point.

BEDROOM 2
13'7" x 11'5" (4.14m x 3.48m)
With leaded effect PVCu double glazed bay window to the front. Picture rail. Radiator.

BEDROOM 4
10'10" x 7'5" (3.30m x 2.26m)
With leaded effect PVCu double glazed window to the front. Currently fitted with study furniture. Radiator. Picture rail.

BATHROOM
9'2" x 7'5" (2.79m x 2.26m)
Fitted with a suite comprising corner bath, tiled shower enclosure, pedestal wash hand basin and WC. Opaque PVCu double glazed windows to the side and rear. Radiator. Half tiled walls.

SECOND FLOOR

BEDROOM 3
16'11" x 13'2" (5.16m x 4.01m)
With PVCu double glazed window to the rear. Velux window to the front. Laminate flooring.

OUTSIDE
To the front of the property there is gated pedestrian access flanked by lawned gardens with well stocked flowerbeds and there is gated access to the side.

To the side and accessed via the breakfast kitchen there is a large patio seating area with delightful lawned gardens which all benefit from a westerly aspect to enjoy the afternoon and evening sun and also extend towards the rear of the property.

Beyond the gardens to the rear is a drvieway providing off road parking and access to:

DETACHED GARAGE
19'7" x 10'3" (5.97m x 3.12m)
With up and over door to the front. Light and power.

SERVICES
All main services are connected.

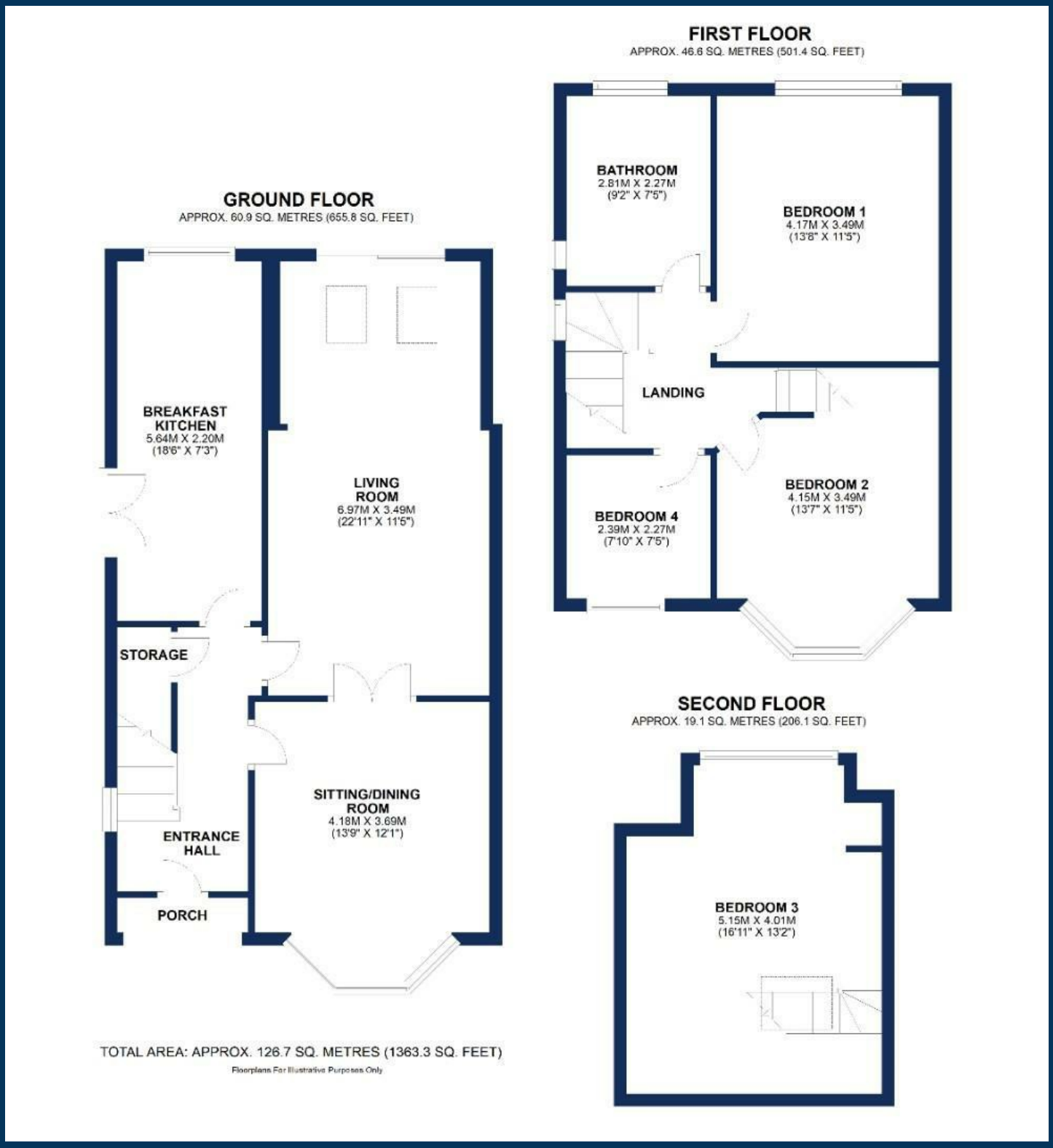
POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Band "D"

TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNS@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM